

**MINUTES OF THE VICTORIAN GABLES HOA  
1<sup>ST</sup> QUARTER BOARD MEETING, 2020**

Date/Time/Location: January 15, 2020; 6:30 pm; Unit 31

Present:        Scott Novogoratz, President #39  
                  Doug Ouren, Director #31  
                  Ted Huston, Treasurer #21  
                  Kammi Eckhoff, Landscape Chair #2  
                  Ron Segul, Architecture #30  
                  Paul Schnaitter, Director #15  
                  Tom Glenn, Director #20  
                  Lanny Moore, Secretary #35

Absent:         Chris Bailey, Vice President #18

CALL TO ORDER: Meeting was called to order at 6:40 pm. A quorum was present.

REVIEW OF MINUTES: The minutes from the 4<sup>th</sup> Quarter Board Meeting, on October 9, 2019, were approved by the Board. No changes were made.

TREASURER'S REPORT: Ted gave the financial report ending December, 2019. The 2019 financial statements show a \$8,579.11 balance after subtracting expenses from revenue. This excess is primarily due to the timing of maintenance expenses, which were started in 2019, but will mostly take place in 2020. It's expected that each unit needs about \$500 in maintenance, based on the visual inspection done last fall. Ted also provided a copy of the new Budget for 2020 focusing on the Replacement Reserve fund and recommended specific amounts for the 2020 replacement items. There was discussion about the process for procuring window well covers and rebating homeowners who choose to purchase covers . Paul Schnaitter moved to approve the 2019 Treasurer's report with a second from Ron Segul. The Treasurer's report was unanimously approved (attached and posted on the HOA website).

ARCHITECTURE COMMITTEE REPORT: Ron Segul presented the report. Many broken shingle edges on Unit #18 were discovered after the apple tree was trimmed. Evidently, the tree was contacting the roof, which caused the damage. There will need to be further review for roof damage, etc. The high priority concrete work was described at the gutter pans and a few of the sections of sidewalk along the park side of street. Tom was asked to help Ron with the maintenance concerns this coming year, which he accepted. It was asked that the front step of Unit #9 be checked for possible repair.

LANDSCAPING COMMITTEE: Kammi Eckhoff presented the report. Jordan's came to trim the tree at Unit 18 this week (mentioned in Architecture report). Evergreen is the company being used for snow removal and landscaping. They will be coming out to review areas for xeriscaping which was discussed at the Annual Meeting. There was a question regarding snow removal along Swallow and Dunbar by the mail boxes, and on the park side of street. The HOA is responsible for removing snow from these sidewalks and is liable should anyone get injured. It was agreed to talk to Evergreen about making sure these areas are cleaned off when they are doing snow removal.

PRESIDENT'S REPORT: Scott wanted to thank all of the Board for their hard work in 2019. From the Annual Meeting, Scott believes the homeowners generally approved the actions taken by the Board and that the HOA is going in the right direction. Scott believes the Board is making good decisions on behalf of the homeowners and wants us all to follow the same path for 2020.

#### NEW TOPICS:

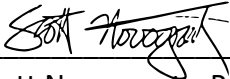
1. **2019 Audit Committee:** Stephanie Ouren and Tom Glenn will coordinate with Ted Huston to complete the Audit for 2019. They will report at the next Board meeting.
2. **Annual Disclosure:** This was presented to the Board and was unanimously adopted. A copy is attached and will be posted on the HOA website.
3. **2019 Annual Meeting Review:** Key takeaways are:
  - a. The Board will no longer purchase the possibility changing of our private road to a City road.
  - b. Xeriscaping will be started in the Spring.
  - c. Scott will work with Chris to determine if there is something the HOA can do to lower its insurance cost.
  - d. There was good attendance with 24 units present, 7 proxy and 9 absent.
  - e. We will schedule the Annual meeting later in the year again in 2020.
4. **Maintenance:** If a Unit has a maintenance issue, please contact Ron or Scott with your request. Kolt will be working on the current maintenance requests which were presented at the Annual meeting (facia, painting, gutters, etc.). These are being done one unit at a time. The Architecture Committee will be asking Kolt about possible fence repairs. A broader discussion regarding window replacements will be had at the next meeting.
5. **2020 Replacement Plan:** This was discussed with the Treasurer's report and will be revised as necessary during the year.

LOCATION OF NEXT MEETING: The next Board meeting will be on April 8, at 6:30 pm at Unit 2.

The meeting adjourned at 8:00 pm.

Attachments:

- Annual Disclosure
- Treasurer's Report
- 2019 Financial Statement
- 2020 Revised Budget
- Landscape Committee Report



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Scott Novogoratz, President